



# CITY OF LODI COUNCIL COMMUNICATION

**AGENDA TITLE:** Set Public Hearing for June 21, 2006 to consider the appeal from Mohammad Dawood Khan and Rehana Khan, regarding the requirements of a Notice and Order to Repair dated April 19, 2006, for the property located at 505 E. Pine Street (APN: 043-170-03)

**MEETING DATE:** May 17, 2006

**PREPARED BY:** Community Improvement Manager

**RECOMMENDED ACTION:** Set a Public Hearing for June 21, 2006 to consider the appeal from Mohammad Dawood Khan and Rehana Khan regarding the requirements of a Notice and Order to Repair dated April 19, 2006, for the property located at 505 E. Pine Street (APN: 043-170-03).

**BACKGROUND INFORMATION:** The Appellants own the property located at 505 E. Pine Street in Lodi, where there currently exist three residential structures; one single-family dwelling, and two 3-unit structures, for a total of 7 units.

A comprehensive Notice and Order to Repair was issued on April 19, 2006, in regards to conditions found within the two 3-unit structures at the rear of the property. This Notice and Order lists substandard and hazardous conditions which pertain to illegal additions, alterations or conversions of what was originally built and allowed upon the property, insufficient floor space/room size for habitable rooms, inadequate, deteriorated and unsafe electrical, damaged or deteriorated structural framing and support members for the roof, inadequate exits and/or emergency egress, unsanitary conditions due to rodent and/or insect infestation, substandard plumbing and mechanical, and general dilapidation and/or deterioration throughout the units.

Our permit records indicate that there should be two 3-room dwellings and two 2-room dwellings upon the property. Another source indicates that the two rear structures should have a total of no more than 5 units. As stated previously, our inspection of the property has documented that in addition to the single-family dwelling at the front of the property, there is a total of 6 units between the two rear buildings.

The Appellants are seeking relief from the requirements that the units be renovated or reconfigured to provide the required minimum floor space for each unit; that they be allowed to upgrade the electrical to each unit to a 60amp electrical service rather than the minimum required 100amp service; and finally, that they be allowed to keep the unit illegally converted from garage space without a permit.

Community Development staff is currently working with the Appellants to clarify the issues of this appeal in an attempt to resolve this administratively. If we are not able to resolve these issues with the Appellant, we will prepare a detailed description of the property history, the current conditions and code requirements, including photographs and diagrams for Council's review for a Public Hearing on June 21, 2006.

APPROVED: \_\_\_\_\_



Blair King, City Manager

**FISCAL IMPACT:** \$300 Appeal Fee collected.

**FUNDING AVAILABLE:** Not Applicable

  
\_\_\_\_\_  
Ruby Paiste, Interim Finance Director

  
\_\_\_\_\_  
Joseph Wood  
Community Improvement Manager

Concurred:   
\_\_\_\_\_  
Randy Hatch  
Community Development Director 

Attachment

cc: Mohammad Dawood Khan and Rehana Khan



## **DECLARATION OF POSTING**

**NOTICE OF PUBLIC HEARING for June 21, 2006, appeal from Mohammad Dawood Khan and Rehana Khan, regarding the requirements of a Notice and Order to Repair dated April 19, 2006, for the property located at 505 E. Pine Street (APN: 043-170-03)**

On Friday, May 19, 2006, in the City of Lodi, San Joaquin County, California, a Notice of Public Hearing for June 21, 2006, appeal from Mohammad Dawood Khan and Rehana Khan, regarding the requirements of a Notice and Order to Repair dated April 19, 2006, for the property located at 505 E. Pine Street (APN: 043-170-03)

Lodi Public Library  
Lodi City Clerk's Office  
Lodi City Hall Lobby  
Lodi Carnegie Forum

I declare under penalty of perjury that the foregoing is true and correct.

Executed on May 19, 2006, at Lodi, California.

ORDERED BY:

**SUSAN J. BLACKSTON**  
**CITY CLERK**

\_\_\_\_\_  
JENNIFER M. PERRIN, CMC  
DEPUTY CITY CLERK

\_\_\_\_\_  
JACQUELINE L. TAYLOR, CMC  
DEPUTY CITY CLERK

A handwritten signature in cursive script, reading "Dana R. Chapman".

DANA R. CHAPMAN  
ADMINISTRATIVE CLERK



***Please immediately confirm receipt  
of this fax by calling 333-6702***

CITY OF LODI  
P. O. BOX 3006  
LODI, CALIFORNIA 95241-1910

**ADVERTISING INSTRUCTIONS**

**SUBJECT:** NOTICE OF PUBLIC HEARING for June 21, 2006, appeal from Mohammad Dawood Khan and Rehana Khan, regarding the requirements of a Notice and Order to Repair dated April 19, 2006, for the property located at 505 E. Pine Street (APN: 043-170-03)

**LEGAL AD**

**PUBLISH DATE:** SATURDAY, MAY 27, 2006

**TEAR SHEETS WANTED:** Three (3) please

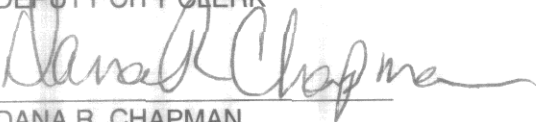
**SEND AFFIDAVIT AND BILL TO:** SUSAN BLACKSTON, CITY CLERK  
City of Lodi  
P.O. Box 3006  
Lodi, CA 95241-1910

**DATED:** THURSDAY, MAY 18, 2006

**ORDERED BY:** SUSAN J. BLACKSTON  
CITY CLERK

JENNIFER M. PERRIN, CMC  
DEPUTY CITY CLERK

JACQUELINE L. TAYLOR, CMC  
DEPUTY CITY CLERK

  
DANA R. CHAPMAN  
ADMINISTRATIVE CLERK

**Verify Appearance of this Legal in the Newspaper – Copy to File**

LNS Faxed to the Sentinel at 369-1084 at 400 (time) on 5/18/06 (date) 2 (pages)  
DIANE Phoned to confirm receipt of all pages at 430 (time) JLT DRC JMP (initials)



## CITY OF LODI

Carnegie Forum  
305 West Pine Street, Lodi

### NOTICE OF PUBLIC HEARING

Date: June 21, 2006

Time: 7:00 p.m.

For information regarding this notice please contact:

**Susan J. Blackston**

City Clerk

Telephone: (209) 333-6702

### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, June 21, 2006** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

a) appeal from Mohammad Dawood Khan and Rehana Khan, regarding the requirements of a Notice and Order to Repair dated April 19, 2006, for the property located at 505 E. Pine Street (APN: 043-170-03)

Information regarding this item may be obtained in the Community Development Department, 221 West Pine Street, Lodi, (209) 333-6711. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk, City Hall, 221 W. Pine Street, 2<sup>nd</sup> Floor, Lodi, 95240 at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the close of the public hearing.

By Order of the Lodi City Council:

Susan J. Blackston  
City Clerk

Dated: May 17, 2006

Approved as to form:

D. Stephen Schwabauer  
City Attorney